

142.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
785,900 / 785,900
785,900 / 785,900
785,900 / 785,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MOYLAN CHARLES E III	
Owner 2: FORBES DANUTA M	
Owner 3:	

Street 1: 4 IROQUOIS RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: SUBAK THOMAS W/ABAGAIL E -	
Owner 2: -	

Street 1: 4 IROQUOIS RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1571 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

101	One Family		4866	Sq. Ft.	Site			0	80.	1.16	9									452,783							452,800
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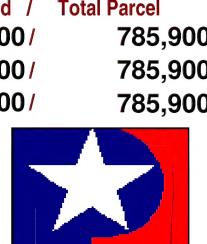
IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								92036				GIS Ref	
101								Entered Lot Size				GIS Ref	
4866.000								Total Land:				Insp Date	
329,800								Land Unit Type:				02/19/18	
3,300												!11031!	
452,800													
785,900													

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date					
2022	101	FV	329,800	3300	4,866.	452,800	785,900		Year end	12/23/2021					
2021	101	FV	320,200	3300	4,866.	452,800	776,300		Year End Roll	12/10/2020					
2020	101	FV	320,300	3300	4,866.	452,800	776,400		776,400 Year End Roll	12/18/2019					
2019	101	FV	252,300	3300	4,866.	424,500	680,100		680,100 Year End Roll	1/3/2019					
2018	101	FV	252,000	3300	4,866.	350,900	606,200		606,200 Year End Roll	12/20/2017					
2017	101	FV	252,000	3300	4,866.	322,600	577,900		577,900 Year End Roll	1/3/2017					
2016	101	FV	252,000	3300	4,866.	294,300	549,600		549,600 Year End	1/4/2016					
2015	101	FV	238,200	3300	4,866.	288,600	530,100		530,100 Year End Roll	12/11/2014					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/5/2016	575	Re-Roof	9,740					reroof	2/19/2018	MEAS&NOTICE	HS	Hanne S											
8/11/2011	853	Add Bath	9,720	C				NEW HBATH	4/19/2012	Info Fm Prmt	BR	B Rossignol											
11/26/2001	873	Alterati	5,800	C				REBUILD PORCHES-RE	1/12/2009	Meas/Inspect	294	PATRIOT											
9/17/2001	661	Redo Kit	65,000	C				REM KIT&BATH-30 WI	10/16/2001	MLS	MM	Mary M											
									11/16/1999	Meas/Inspect	256	PATRIOT											
									1/1/1982		CS												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH									
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:									12	W _{WDK} 4	F _{FFL} 10							
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:												
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: NATURAL	View / Desir:	OTHER FEATURES	Kits: 1 Rating: Good	A Kits:	Rating:	Fpl: 1 Rating: Good	WSFlue:	Rating:	RESIDENTIAL GRID														
GENERAL INFORMATION				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units 1																	
Grade: C - Average	Year Blt: 1919	Eff Yr Blt:	Alt LUC:	Location:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 7	BRs: 4	Baths: 1	HB: 1									
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	Total Units:	Floor:	% Own:	Name:	REMODELING RES BREAKDOWN																	
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL															
Avg Ht/FL: STD	Prim Int Wal 6 - Average	Sec Int Wall:	Partition: T - Typical	Functional:	%	Interior:	1	7	4																
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Total: 20 %	Economic:	%	Additions:	Kitchen: 2001																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Override:	Special:	%	Baths:																				
Bsmnt Gar:	Electric: 3 - Typical		General:	%	Plumbing:																				
Insulation: 2 - Typical	Int vs Ext: S		Heating:	%	Electric:																				
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W																								
# Heat Sys: 1	% Heated: 100	% AC:	WtAv\$/SQ:	AvRate:	Ind.Val:	Totals																			
Solar HW: NO	Central Vac: NO	% Com Wal	Adj Total: 405101	Juris. Factor: 1.00	Before Depr: 181.87	1	7	4																	
CALC SUMMARY				Other Features: 81750	Grade Factor: 1.00	NBHD Inf: 1.00000000	SUB AREA																		
				Adj \$ / SQ: 181.871	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val:	SUB AREA DETAIL															
				Const Adj.: 0.99792004	Adj Total: 405101	Juris. Factor: 1.00	Juris. Factor: 1.00	Before Depr: 181.87	Net Sketched Area: 2,443	Total: 323,350	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
				Adj \$ / SQ: 181.871	Depreciation: 75349	Special Features: 0	Special Features: 0	Val/Su Net: 135.00	Size Ad	1402	Gross Area	2950	FinArea	1571	UAT	100 FLA			100 G						
				Other Features: 81750	Depreciated Total: 329752	Final Total: 329800	Final Total: 329800	Val/Su SzAd 235.24																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	IMAGE																
SPEC FEATURES/YARD ITEMS																PARCEL ID 142.0-0006-0001.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	11X18	A	AV	1960	27.63	T	40	101			3,300		3,300								
More: N	Total Yard Items:	3,300	Total Special Features:													Total:	3,300								